

**Tynemouth Road
Mitcham, CR4 2BQ**

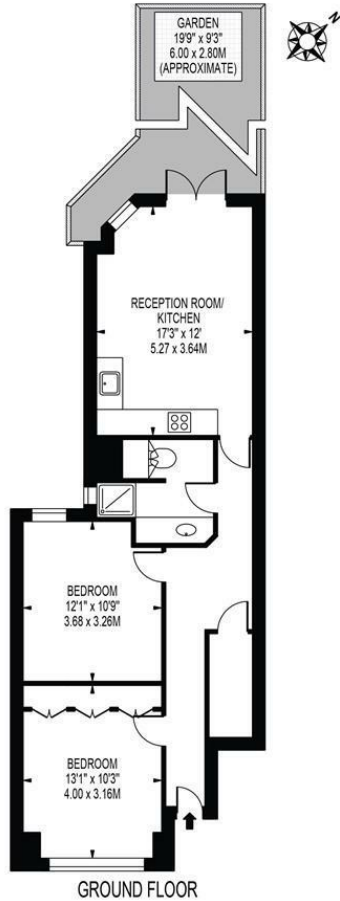
Offers In Excess Of £400,000 Leasehold



A beautifully presented two double bedroom period garden maisonette, located just a short walk away from Tooting Mainline and Tooting Broadway Stations, an array of amenities and Tooting High Street. This lovely property would be ideal for a first time buyer looking to be close to a tube station and the nightlife of Tooting. Comprising of an open plan lounge / kitchen, two good sized double bedroom, modern fitted bathroom, private rear garden and its own private entrance. Offered to the market with no onward chain so we urge you to view now and avoid missing out on this lovely property.

EPC Rating : D. Merton Council Tax Band: C. Lease : 189 Years From 25th March 1981. Ground Rent (Per Annum): Peppercorn.

TYNEMOUTH ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 671 SQ FT - 62.36 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Period Maisonette
- Two Double Bedrooms
- Private Garden
- No Onward Chain
- Close To Transport
- Sought After Location
- Ideal First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 189 Years From 25th March 1981

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	EU Directive 2002/91/EC	

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